PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS BY tion for a Variance from Section 238.2, side yard variance from 30° to 10' and a rear yard variance from 30' to 28' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore for attacked description 1/24/20 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon faing of this tilen, and further agree to and are to be bound by the zoning regulations and restrictions of more County adopted pursuant to the Zoning Law For Baltimore County.

Henry a. Peul Hedry Ranb

Cillian W. Ranb, Legal Owner
ddress 8321 Belair Rd. 2 Chern paryer Baltimere, Md. 21236 F. Vermon Boozer Address Suite 305 Heaver Plaza

> PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE COUNTY COMMANDATION OF STATE AND ADDRESS OF STATE ADDRESS OF ST setition for a Variance from Section. 238. 2, side yard variance from 30' to 20'; side yard variance for loading docket from 30' to 9'; side yard variance from 30' to 19', of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

.....

Hardship and practical difficulty

3/20/50

ME.

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this size, and further agree to and are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County. Miceand Hartman Millard Hartman Edith Hartman Legal O (wife)

Address 832 Belair Road Many Gary Baltimore, Md 21236 196 X12 pt 11 120 clock PETITION FOR ZONING RE-CLASSIFICATION 23/66 RXA AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Henry Rash and I, or we, Lillian W. Reab County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to tae Zoning Law of Baltimore County, from an DR 16

See attached description

ele

we, agree to protect and surveitions as presented by some great partial for we, agree to pay expenses of above re-classification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

John A. Slowik, Chairman County Board of Appeals County Office Building Towson, Maryland 21204

Case No. 73-66-RXA Henry Raab, et al (Millard Hartman, et ux) NB Corner and SE Corner of Belair Road and Louisa Avenue - 11th District

Alleged Zoning Violation - Millard Hartman No. 74-14-V, ZV-73-86

This is to inform you that my clients strongly object to any such amendment. In a letter dated November 12, 1973, Mr. Romadka such an amendment as you apparently had not allowed him to make such an amendment of the such that a letting a Petition for Special Exception for an office building in a Melio some with the Zoning Commissioner.

I wish to point out that under Rule 500:12 of the Baltimore County Zoning Regulations, "no new petition for reclassification or special exception shall be entertained by the soming commissioner in any case which has been denied either by the soming commissioner or the County Board of Appeals until the expiration of 18 months from the date of the final order thereon."

The Zoning Commissioner refused to accept thi: Petition for filing and now asking your acceptance of their Motion to ame the Petition.

Henry Raab

Lillian W. Road

Lillian W. Raab

Lillian W. Raab Lillian W. Raab Legal Owner (wife)

Address 6321 Belair Road Baltimore, Md. 21236

NE 8-F

2/1/20

fini Or Pinna

10/4/72

John A. Slowik, Chairman County Board of Appeals February 1, 1974 Page 2

I see nothing in the Baltimore County Code, the Baltimore County Zoning Regulations o the Rules of the County Board of Appeals allowing such an amendment.

It would appear that the letitioners are attempting to go in the back door and accomplish what they cannot do by going in the front door.

tale of Johan Patricia S, Graham

cc: Robert J. Romadka

AND/OR SPECIAL EXCEPTION THE ZONING COMMISSIONER OF BALTIMONE COUNTY:

W. Raab (wife)

I, or wellenzy, Raab, and, Lilland, legal owners, of the property situate in Baltimore

Joseph and which is described in the description and plat statched hereto and made a part hereof,

sereby petition (I) that the moning status of the herein described property be reclassified, pursuant Error
 Change
 Other reasons to be assigned at time of hearing. 3/2/2 11 114 pon filing of this petition, and further agree to and are to be bound by the zoning Henry Raab Steah Fiften W. Raab Cont Address 8321 Belair Road Vennley Baltimore, Md. 21236 F. Vernon Boozer Suite 305 Heaver Plaza Lutherville, Md. 21093 DERED By The Zoning Commissioner of Baltime ۹,

PETITION FOR ZONING RE-CLASSIFICATION

PETITION FOR ZONING VANIANCE FROM AREA AND HEIGHT REGULATIONS 13 4/2 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

W. Raab (wife)

I. or welfenry, Raab, and Lillian/... legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof. petition for a Variance from Sec. 238.2, side yard war ance from 30' to 10' and a rear yars orience from 30' to 28',

of the Zoning Regulations of Raltimore County, to the Zoning Law of Baltimore County; fo. the following reasons: findicate hardship or precical difficulty)

Hardship and practical difficulty

Henry Raab Raul Henry Raab

Lillian W. Raab, Legal Owner (wife) Address 8321 Belair Road Suite 305 Heaver Plaza Lutherville, Md. 21093 197 that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimers County in two newspapers of general creculation throughout Ballimore County, that properly be posted, and that the public hearing be had before the Zoning Commissioner of Ballimore County in Room 106, County Office Building in Towan, Ballimore

ROBERT J. ROMADKA ATTORNEY AT LAW BOS CASTERN BOULEVAR GEREAL FINEL BY COST ERREX, MARYLAND 21221

Codoty, on the.

January 24, 1974

Zoning Commissioner of Baltimore County.

John A. Slowik, Chairman County Board of Appeals County Office Building Towson, Maryland 21204

Re: Case No. 73-66-RXA Henry Rash, et al (Millard Hartman, et ux) NE Corner and SE Corner of Belair Road and Louisa Avenue - 11th District

Alleged Zoning Violation - Millard Hartman No. 74-14-V, ZV-73-86

On November 12, 1973, I had written to you concerning the above captioned cases requesting that these matters be generally continued as I was filing a Petition for Special Exception for an office building with the Office of Zoning. I have now been notified by said Office that they could not accept my resition since my client's original patition is now on appeal. The Zoning Commissioner has suggested that the original patition be amounted from our original request for AR zoning to a Special and here the Green that the Commissioner was a special and here the Green the Sound on said appeal. Therefore, I would ask that you accept at this time my client's motion to amend his zoning Petition For Reclassification from DR-16 to BR to DR-16 with a Special Exception for an office Building.

I would appreciate, therefore, your setting this matter down for hearing at your earliest convenience and notify this office of said hearing date.

Robert J. Romadka

RJR/ds1 cc: Patricia S. Graham Attorney at Law

Rec 2 1/25/74

OCT 9 - 1974

Rec 1 214/74

PETITION FOR RECLASSIFICATION from D.R. 16 to B.R., SPECIAL EXCEPTION for Living Quarters in a commercial building, and AVBIANCE from Section 23B.2 of the Zoning Reputations N/E and S/E corners of Belair Road and Louisa Avenue REPURE COUNTY BOARD OF APPEALS BALTIMORE COUNTY 11th District No. 73-66-RXA Henry A. Raab and Millard Hartman, Petitioners

> PETITION TO AMEND ORDER OF BOARD OF APPEALS

The Petition of Joseph J. Gerst and Marie Gerst, Protestants-Appellants, by Patricia S. Graham, their attorney, respectfully

- 1. That an appeal was filed by the above Petitioners from an Order of the Zoning Commissioner, dated Jane 7, 1973, granting a Reclassification from D.R. 16 to B.R., on a parcel of land owned by He ry A. Raab and located on the southeast corner of Belair Road and Louisa Avenue (Parcel #2).
- 2. That tals decision of the Zoning Commissioner was affirmed by the Board of Appeals by Order dated May 1, 1974.
- 3. That joined with the Potition of Henry A. Raab was the Petition of Millard Hartman for Reclassification from D.R. 16 to B.R., a Special Exception for living quarters in a commercial building. and a Variance from Section 238.2 of the Zoning Regulations (side vard setbacks) for a parcel of land located at the northeast corner of Belair Road and Louisa Avenue (Parcel #1). This Petition of Millard Hartman was denied by the Zoning Commissioner in his decision, dated June 7, 1973. From this decision, an appeal was filed.
- 4. That at a hearing before the Board of Appeals on March 13. 1974, your Petitioners appeared as Appellants in regard to Parcel #2
 - 5. That at a maring before the Board of Appeals on March 13,

the Petitioner, Hartman (Parcel #1), amended mis Petition and requested a Special Exception for offices in a D.R. 16 zone, and a side yard setback from the required 30 feet to 19 feet on the south side of his

- 6. That by Order of the Board of Appeals dated May 1, 1974. the Petition of Millard Hartman (Parcel #1) was granted.
- 7. That the Petitioners, Joseph J. Gerst and Marie Gerst, are adjacent property owners to Parcel #1 owned by Millard Hartman.
- 8. That Section 502.2 of the Baltimore County Zoning Regulation provides that the Zoning Commissioner or Board of Appeals, when granting a Special Exception, shall have the power to impose such conditions, restrictions or regulations governing such Special Exception as may be deemed necessary or advisable for the protection of surround-
- 9. That your Petitioners, pursuant to the above, respectfully request that the following restrictions be imposed on the grant of the Special Exception to Millard Hartman
 - a. No retail sales on premises.

 - b. No transfer of merchandise from one truck or truck trailer to another.
 c. No lay-over parking of trucks or truck trailers.
 - d. No truck deliveries of merchandise,
 - e. No display of words to be sold.
 - f. Defining reasonable hours of operation,
 - o. No truck traffic on premises.
 - h. No additional structures to be erected on premises.

- 2 -

i. No expansion of existing structures.

PATRICIA S, GRAHAM, Attorney for Petitioners 605 Baltimore Avenue Towson, Maryland 21204 296-8856

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2.

I HEREBY CERTIFY, That on this /5 day of May, 1974, a copy of the aforegoing Petition to Amend Order of Board of Appeals was mailed to Robert J. Romadka, Attorney for Petitioner, Millard Hartman, at 809 Eastern Boulevard, Baltimore, Maryland 21221.

PATRICIA S. GRAHAM

MALINE DESCRIPTION

DR 16 to DR

PARCEL FOR 8321 BELATE BOAD

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CONTAINING 0.656 scree of land more or less

BRING all of those tracts of Abmi recorded enemy the Land Secords of Bellimer: County as follows: by deed dated July 25, 1941 in Liber 1175 felic 314 etc. was econoped by Laudian Rach, videor to Beny Braha and vife; by deed dated July 29, 1946 in Liber 1135 felic 216 etc. "as Each by Louisa Rach, videor to Benry A. Rach; and by deed dated Secondary 13, 1940 in Liber 1355 felic 145 etc. was conveyed by Laudian Rach, wideor to Renry A. Rach and wife.

February 21, 1972

DAVIO W. DALLAS IR. CIVIL ENGINEER 8713 OLD HARFORD ED. SALTIMORE NO. 21234 (301) 665 - 7422



RE: PETITION FOR RECLASSIFICATION BEFORE from D.R. 16 to B.R., SPECIAL EXCEPTION for Living Quarters in a commercial building, and VARIANCE from Section 238.2 COUNTY BOARD OF APPEALS OF of the Zoning Regula BALTIMORE COUNTY Belair Road and Louisa Avenu 11th C'etrict No. 73-66-844

1

OPINION

This case comes before the Board of Appeals on appeals from the Order of the Zoning Commissioner, dated June 7, 1973. The instant case concerns two parcels of land: Parcel #1, the Hartman property, is located on the northeast corner of Belair Road and Louisa Avenue, and Parcel #2 being the Rock property on the southeast corner of Relain Road and Louisa Avenue, in the Eleventh District of Baltin are County.

The petition for Parcal #1 requests reclassification from D.R. 16 to B.R., a special exception for living quarters in a commercial building, and a variance from Section 238.2 of the Zoning Regulations (side yard setbacks), and the petition on Parcel #2 requests reclassification from D.K. 16 to B.R., and a variance from Section 238.2 (sive and rear The petition for reclassification, special exception and variances on the northeast corner (Percel #1) was denied by the Zonina Commissioner, and from that Order the Petitioners appealed. The Zoning Commissioner granted the petition for reclassification on Parcel #2, being the southeast corner of Balair Road and Louisa Avenue, and denied variances on said parcel, and from that part of the Order the Protestants appealed.

At the hearing on this case, the Petitioner, Hartman (Parcel #1), amended his petition to request a special exception for offices in a D.R. 16 zone, thereby no longer seeking a reclassification, and he further asked a variance for a side yard setback from the required 30 feet to 19 feet on the south side of his property, thereby dismissing the variance sted on the north side and to the rear or east of the property.

The evidence produced by both of the Petitioners included testimony by a anal engineer, a realtor and appraiser, as well as several people from the immediate neighborhood in support of the petitions, It was also submitted, as Petitioners' Exhibit Raab-Hartman - #73-66-RXA

#7, a list of ten people from the immediate neighborhood present at the hearing and in favor of the petitions, in addition to those who testified. Without exception their testimony indicated that there would be no problem with compliance under Section 502.1 of to... Zoning Regulations and that, therefore, the special exception should be allowed as a permitted use under the existing zoning. There was additional testimony from Mr. Hartman, as well as the expert witnesses, that indicated the existing masonry constructed building is within 19 feet of the property line on the south side of Parcel *1, and it would, therefore, be an unreasonable hardship or certainly practical difficulty to move the building or remove a portion thereof in order to comply with the required sorback

As regards Parcel \$2, it is the testimony from the experts, particularly from

the real estate expert, that it was error on the part of the County Council to classify this property as D.R. 16. The Board feels that this position is patently obvious even by a cursory study of the official zoning map (Petitioners' Exhibit *2), which shows that the subject property faces on Belair Road, a major artery in the northeast section of baltimore County, at the southeast corner of the intersection of Louisa Avenue, a private road of approximately ten to twelve foot width.
The property to the south of the Raab property (Parcel #2) is zoned B.R. to the Jaltimore County Beltway and beyond, a distance of property, which faces along Louisa Avenue, the private road referred to above, is also zoned B.R. and, in fact, a 40 foot section of the Raab property along the east side is likewise zoned B.R. As is obvious from the inspection of the maps, this gigantic length of 8.R. zoning ends at Louisa Avenue with exception of the isolated nortion of the Roab The classification of the Raab property, therefore, as D.R. 16 rather than B.R. amounts to, in the opinion of this Board, illegal spot zoning. Furthermore, the Planning Board, in their recommendations, which were entered into evidence as part of the zoning file in this case, indicated that it was recommended that the zoning on this property be reclassified to B.R. There was, however, no testimony produced to indicate unreasonable hardship or practical difficulty with regard to the variance requested on Parcel #2.

Roab-Hartman - #73-66-RXA

620

The Protestants in this case consisted of two neighbors who reside on Belgi Road and a representative of the Perry Hall Improvement Association, Inc., who stated that the Association is opposed to all reclassification on the Belair Road. The only question raised by the Protestants with regard to the issues here concerned the heavy volume of traffic on Belair Road, however, the report from the Department of Traffic Engineering in the zoning file indicates that the Belair Road is nowhere near its capacity at the subject location; the only concern of the Traffic Engineering Department was with the blockage of Louisa Avenue by trucks servicing loading docks on Parcel *1, which is no longer a subject

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It is, therefore, the opinion of this Board that the special exception for offices in a D.R. 16 zone, and the variance petitioned for an Parcel #1 should be granted, and further, that the petition for reclassification from D.R. 16 to B.R. should be granted with respect to Parcel #2.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this set day of May, 1974, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated June 7, 1973, be affirmed with respect to the petition of Henry Road (Parcel #2), and that the reclassification from D.R. 16 to B.R. petitioned for, be and the same is hereby GRANTED: - + it is

FURTHER ORDERED that the variance petitioned for on Parcel \$2, be and the same is hereby DENIED; and it is

FURTHER ORDERED that the petition, as amended, requesting a special exception for offices on the petition of Millard Hartman (Parcel #1), be and the same is hereby GRANTED; and it is

Roob-Hartman - 173-66-RXA

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FURTHER ORDERED that the variance for side yard setback fr...n the required distance of 30 feet to 19 feet along the south side of said property (Parcel #1), be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

FOR

RECEIVED

ORDE

:::

BEFORE THE ZONING COMMISSIONER

> OF BALTIMORE COUNTY ***

The Petitioners request a Reclassification from a D. R. 16 Zone to a B. R. Zone, a Special Exception for Living Quarters in a Commercial Building and Variances to permit side yards of twenty (20) feet and nineteen (19) feet in lieu of the required thirty (30) feet, and to permit a side yard of nine (9) feet in lieu of the required thirty (30) feet for a loading dock, for Parcel No. 1, which consists of 0.516 acres of land, more or less; and, a Reclassification from a D. R. 16 Zone to a B. R. Zone and Variances to permit a side yard of ten (10) feet in lieu of the required thirty (30) feet and to permit a rear , and of twentyeight (28) feet in lieu of the required thirty (30) feet, for Parcel No. 2, consisting of 0.65 acres of land, more or less, as indicated on he attached plat. being the Zoning Commissioner's Exhibit No. 1, incorporated herein and made a part hereof. Said parcels of land are located on the north and southeast corners of Belair Road and Louis avenue, in the Eleventh District of Baltimore County. These properties contain a total of 1.04 acres of land, more or less.

The owners and Petitioners of Parcel No. 1, herein referred to as the Hartman property, are known as Millard Hartman and Edith Hartman, and the wners and Petitioners of Parcel No. 2, herein referred to as the Raab perty, are known as Henry Raab and Lillian W. Raab

Testimony on behalf of the Petitioners indicated that both Par. ' No. 1 and Farcel No. 2 are zoned D. R. 16, front along Belair Road, which is a major roughfare in the northeast section of Baltimore County, and are developed

Expert testimony on behalf of the Petitioners indicated that there was a ed for B. R. zoning for uses of warehousing and offices in this general vicinity

> e. That there have been many changes in the condition and character of the neighborhood since the adoption of the origina Comprehensive Zoning Map for this area.

2. That there has been a substantial change in the conditions and character of the neighborhood since the present Comprehensive Zoning Map for this district was adopted as evidenced by the aforementioned and the fact that apartment buildings are under construction directly opposite the subject property.

3. That the property in the immediate vicinity of the subject site is now improved by offices and other commercial uses.

4. That the Petitioners have other and further reasons to support their application, all of which wil. be shown at the hearing on same.

> F. Vernon Booser, Attorney for Peti Suite 305 Heaver Plaza

Mr. Millard Hartman stated that he was in the wholesale kitchen cabinet dicated that he did not sell retail but needed a building sixty (60) feet by one indred (100) feet or approximately six thousand (6, 600) square feet for his use

ent is being developed directly across Belair Road from the subject properties This is the only change that the Petitioners' were able to cite other than the

Residents of the area protested against the use of tractor trailers eminating from the subject property, the dangerous effect upon Belair Road, and the protection of their homes

Mr. Joseph Gerst, a neighbor ammediately to the north and adjoining the Hartman property, testified that, if this property were developed as proposed, the construction of a warehouse would in effect create a "prisor wall" directly

Without reviewing the evidence further in detail but based on all the vidence presented at the hearing, in the opinion of the Zoning Commissioner error in classifying the two (2) subject tracts D. R. 16. In the Baltimore ounty Planning Board Recommendations to the Zoning Commissioner, under em No. 12, and on the Official Baltimore County Zoning Map, namely 4C. ow that Parcel No. 2 is cut out and bounded on the south and to the east by

this property D. R. 16. This was confiscatory in nature.

As to Parcel No. 1, the Baltimere County Council did not error in classi fying it as D. R. 16. Therefore, the Comprehensive Zoning Map, as adopted on March 24, 1971, is presumed to be correct and the burden of proving error and/or substantial change in the character of the neighborhood is borne by the

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of June, 1973, that the request on Parcel No. 1 for a Reclassification be and the same is hereby DENIED and the above described property or area be and the same is hereby continued as and to remain D. R. 16. By necessity, the Special Exception for Living Quarters in a Commercial Building be and the same is hereby DENIED. Further, failure to show practical difficulty and unreasonable hardship the Variances on Percel No. 1 be and the same are hereby DENIED.

Further, IT IS ORDERED that the request on Parcel No. 2 for a Reclassification from a D. R. 16 Zone to a B. R. Zone is hereby GRANTED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of

Further, failure to show practical difficulty and unreasonable hardship the Variances on Parce! No. 2 be and the same is hereby DENIED.

Zoning Commissione

e. That there have been many changes in the condition and character of the neighborhood since the adoption of the original

Comprehensive Zoning Map for this area.

2. That there has been a substantial change in the conditions and character of the neighborhood since the present Comprehensive Zoning Map for this district was adopted as evidenced by the aforementioned and the fact that apartment buildings are under construction directly opposite the subject property.

3. That the property in the immediate vicinity of the subject site is now improved by offices and other commercial uses.

4. That the Petitioners have other and further reasons to support their application, all of which will be shown at the hearing on same.

> F. Vernon Bozer, Attorney for Petitioners Suite 305 Heaver Plaza Lutherville, Md. 21093 828-9441

EX PARTE IN THE MATTER OF ZONING RECLASSIFICATION FOR

BEFORE THE ZONING COMMISSIONER OF

HENRY RAAR and BALTIMORE COUNTY LILLIAN W. RAAB

Henry Raab and Lillian W. Raab, legal owners, by F. Vernon Booser, their attorney, in support of their Petition that the soning status of their property be classified from DR 16 Denisity Residential Zone to a BR sone, Business, Roadside, say:

- 1. That the County Commissioners in not soning the subject property for commercial use committed a mistake and error on the Comprehensive Zoning Map, for the following cogent reasons:
 - a. The County Commissioners erred in not taking into consideration the incressed traffic on Be! Air Road and the tremendous increase in commercial and industrial uses in the immediate vicinity of the property
 - b. The County Commissioners erred in not taking into consideration the fact that the property contiguous to the subject property is soned BR.
 - c. The County Commissioners further erred in not taking into consideration the population explosion in the immediate vicinity of the site, which has created a tremendous need and demand for facilities such as are envisioned on this site.
 - d. The County Commissioners erred in not taking into consideration that there is a non-conforming commercial use being made of the subject property.

DR 16 to BR

FIRST PARCEL FOR 8323 BELAIR ROAD

FIRST PARCEL FOR \$223 BHIAIR ROAD

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CONTAINING 0.516 acres of land more or less.

BEING all of that tract of land which by deed dated October 20, 1967 and recorded among the Land Records of Baltimor. County in Liber 4818 folio 001 etc. was conveyed by Lillian M. Cox, widow to Millard M. Hartman and wife.

February 21, 1972

DAVID W. DALLAS, JR. CIVIL ENGINEER BALTIMORE, MD. 21234 (30) 665 - 7422

business and has been at this location for approximately four (4) years. He Mr. Raab indicated that he also wanted to develop his property into a warehouse Testimony, as to the change in the area, indicated that a townbonse develop

construction of the new St. Joseph's Roman Catholic Church, which lies approximately one-quarter (1/4) of a mile to the north of the subject property.

the Comprehensive Zoning Map, as adopted on March 24, 1971, was partially B. R. zoning. It is logical that Louisa Avenue should be the dividing line and should have been placed on the map as B. R., in March of 1971. In the opinion of the Zoning Commissioner, the Baltimore County Council erred in classifying

EX PARTE IN THE MATTER OF ZONING COMMISSIONER ZONING RECLASSIFICATION FOR MILLARD HARTMAN AND

EDITH HARTMAN

Millard Hartman and Edith Hartman, legal owners, by F. Vernon ozer, their attorney, in support of their Petition that the zoning status of their property be classified from DR 16 Density Residential Zone to a BR zone, Business, Roadside, say:

1. That the County Commissioners in not zoning the subject property for commercial use committed a mistake and error on the Compre-

> consideration the increased traffic on Bel Air Road and the tremendous increase in commercial and industrial uses in the immediate vicinity of the property.

b. The County Commissioners erred in not taking into consideration the fact that the property contiguous to the subject property is zoned BR.

c. The County Commissioners further erred in not taking into consideration the population explosion in the immediate vicinity of the site, which has created a tremendous need and demand for facilities such as are envisioned on this site.

d. The County Commissioners erred in not taking into consideration that there is a non-conforming commercial use being made of the subject property.

BALTIMORE COUNTY

FOR

NED

ORDER RECE

hensive Zoning Map, for the following cogent reasons

a. The County Commissioners erred in not taking into

BEFORE THE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

06

PROJECT FLANKING CONING ALM STRATEG

F. Vernon Boozer, Esquire Suite 305 Heaver Plaza

Lutherville, Maryland 21093

Re: Reclassification Petition 3rd Zenneg Cycle Item 12 Miliard Hartman et ux-Petitioners

Dear Mr. Boozer:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject properties are located on the east side of Belair Road 780' and 800' south of Klasterman Avenue in the Eleventh District of Baltimore Gounty. Parcel #1 contains 0.516 acres and is improved with a two story brick dwelling that is also used as a sales office for kitches equipment. Immediately to the north is a #1 1/2 story dwelling. The property directly to the south is Parcel 2 which contains 0.656 acres and is improved with a 1 1/2 frame dwelling and a detached garage. There is also a good deal of junk and debris in the rear yard of this property. Parcel #1 utilizes a large tractor trailer to store kitchen merchandise and is parked on a payed parking lot in the rear of this property. These properties are divided by Louisa Azenue, an unimproved road which leads back to a small residential development.

The subject petition is accepted for filing; however, the following comments must be indicated in revised plans prior to the hearing. The residential dwelling to the east of the subject property must be shown, all proposed lighting, proper curting and driveways, parking areas and indicate how the residential neighbors would be protected from any disturbing noise. Also, the parking area should be revised so cars do not drive in directly from Louisa Avenue and tractor trailers do not have to back up from the readway.

> Very truly yours OLIVER L. MYERS, Chairman JOHN J. DILLON, JR., Zoning Tech. II

OLM:JJD:bbr

BALTIMORE COUNTY, MARYLAND

Mr. Oliver L. Myers

Chairman Zoning Advisory Committee

side yard - District 11

Property Owner: Henry Reab, et al 8321 & 8323 Belair Road Reclass, to BR, Variance to Section 238.2

The subject petition is requesting a change from DR 16 to BR of I plus acres. This change can be expected to increase the trip density from 130 trips to 600 trips per day.

Although capacity problems do not exist along the frontage of this property, severe capacity restraints occur in the intersection of Joppa and Belair Roads, with long delays occurring during the peak hours and Friday everings and Saturday. With the location of the loading docks to the proposal duilidings, it is sepreted that trucks will block Louisa Avenue.

County Office Building Towson, Maryland 21204



WM. T. MELZER

EUGENE J. CLIFFORD. P.E.

April 28, 1972

CILIA

C. Richard Moore Assistant Traffic Engineer

STATE HIGHWAY ADMINISTRATION 300 WEST PRESTON STREET BALTIMORE, MD. 21201

April 6,1972



Mr. S. Eric DiNenna Zoning Commissioner Att. M . 01 Myers

Re: Z.A.C. meeting, April 4,1972 Reclassifications

Item: Prop: Gener: Henry Raab, 8321 and 8323 Belair Rd (Rte i) D.R. 16

Dear Mr. DiNenna:

The plan does not indicate the dimension for the proposed widening of the existing private road (Louisa Ave) or that of the radius returns.

The proposed roadside curb must return into the adjacent entrance to the south on a 10° radius.

Considering the conditions on Belair Road, heavy volume of trafficant steep grafe, the proposed additional point of access is under the and should be eliminated. By relocating the proposed arms, access to the parking lot could be easily attained from course denome. The plan must utilinately be revised.

Access from Belair Road is subject to State Highway Administration approval and permit.

Very truly yours

Charles Lee Chief, Development Engineering Section . Mayora by: J no E. Teyers Asst. Development Engineer

CL-JM-e:

Baltimore County Fire Department



Towson, Maryland 21204 825-7310

April 17, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Hr. Oliver L. Myers, Chairman

RE: Property Owner: Henry Rash, et al

Incations 8321 and 8323 Belair Road

Item No. 12 Zoning Agenda April 4, 1972

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are sonlicable and required to be corrected or incorporated into the final plans for the

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.
- () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at ______
- EXCEEDS the maximum allowed by the Fire Department.

 () 4. The site shell be made to comply with all applicable narts of the Fire Prevention Code prior to occupancy or beginning
- (y) 5. The buildings and structure, existing or promoted on the buildings of the structure and state of the structure of the Mattenat First Protection Association Standard No. 101
 "The Life Safety Code", 1970 Gittion prior to occumency.
 () 6. Site plans are sonroved as from.
 () 7. The First Prevention Bureau has no comments at this time.

Reviewer: AF JA - EXXII Noted and Faul 7. Reviewer.

j Planning Group Deputy Onief Deputy Onie Deputy On

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



April 17, 1972

DONALD J. ROOP, M.C., M.P.H.

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning Baltimore County Office Bldg. Towson, Maryland 21204

Comments on Item 12, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Henry Raab, et al Location: 8321 and 8323 Belair Road Present Zoning: D.R. 16 Proposed Zoning: Reclassification to B.R., Variance to Section 238.2 side yard. District: 11 No. Acres 1.172

Metropolitan water is available to the properties.

Netropolitan sever is in planning. Present private cavage disposal system is not failing. A corrected plot plan is requested showing location of present sewage disposal system and plans for a system to serve this property until the public sanitary sever becomes available.

Very truly yours,

tour J. Strawhorn Sanitarian II

GEORGE E. GAVRELIS Director Jefferson Building Suite 301 Towner, Md. 21204 494-3211



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 8, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 12, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Henry Roob, et al Property Owner: Henry Adda, et al.
Location: 8221 and 8223 Belair Road
Present Zoning: D.R.16
Proposed Zoning: Reclassification to B.R., Variance to Section 238.2 side yard. District: 11 No. Acres: 1.172 acres

It appears that the proposed Donfield Road which will intersect Belair Road to the North of this property will provide adequate access to the rear properties which is the main concern of this Office.

> Richard B. Williams Planner II Project Planning Division Onice of Planning and Zoning

Very truly yours,

BOARD OF EDUCATION J. BALTIMORE COURTY

TOWSON, MARYLAND - 21204

Property Owner Henry Haab, et al

District 11

Present Zoning DR 16

Proposed Zoning BR

No. Ac -s 1.172

No effect on strient population

MES ROBERT & REVOCA

JS:mn

Sewer and Water Section Division of Sanitary Engineering BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County, Margland Benartment Of Bublic Borks

COUNTY OFFICE BUILDING

Bureau of Engineering ELLEWORTH N DIVER P. F. CHIEF

April 26, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee County Office Building Towson, Maryland 2120h

Re: Item #12 (Oycle April - Ostober 1972)
Property Owner: Henry Hash, et al
3021 and 3023 Behalf Hood
Proposed Zoning: Beclassification to B.S.,
Proposed Zoning: Beclassification to B.S.,
atde yard
District: litm No. Acres: 1,172 acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for eview by the Zoning Advisory Committee in connection with the s biect item.

Highways:

Belair Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or expansions) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Provisions for accommodating storm drainage have not been indicated on the

Public drainage facilities are required for an, "fatte drainage facilities and any onatte facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Comite drainage facilities sorving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Bullding Codes.

Approximately 800 feet of offsite rights-of-ways appear to be necessary for the provision of public drainage facilities to this site. If so, a record plat or greating or building permits cannot be approved prior to acquisition of such rights-of-ways.

PETITION FOR RECLASSIFICATION, * SPECIAL EXCEPTION and VARIANCE N and SE Corners of Belair Road and Louisa Avenue 11th District

(8)

HENRY RAAB, et al

PETITIONERS

No. 73-66-RXA (Item No. 12)

LAW MEMORANDUM

ZONING COMMISSIONER

BALTIMORE COUNTY

OF

Maryland Law is well-settled in its holdings that in order to sustain an application for reclassification of a parcel of land there must either be a showing of mistake in the original zoning or that the character of the neighborhood has changed to such an extent that a change in the zoning classification is justified. Overton v. County Commissioners of Prince George's County, 170 A.2d. 172, 225 Md. 212 (1961). Kracke v. Weinberg, 79 A.2d 387, '97 Md. 339 (1951); Wells v. Pierpont, 253 Md. 554, 557, 253 A.2d 749 (1969). The burden of proving either mistake or change in the character of the neighborhood are operous and rest squarely on the one seeking the reclassification. Agnesland, Inc. v. Lucas, 247 Md. 612, 618, 233 A.2d 757 (1967).

MISTAKE IN ORIGINAL ZONING

In Clayman v. Prince George's County Council, 258 Md. 27, 41-2, 264 A2d 861, 868 (1970), the Court of Appeals made reference to the holdings in Chevy Chase Village vs. Montgomery County Council, 258 Md. 27, 41-2, 264 A2d 861, 868 (1970) in stating that:

"...there is a strong presumption of original zoning and of comprehensive rezoning, and that to sustain a piecemeal change therefrom, there must

Mr. Oliver L. Myers, Chairman Loning Advisory Committee Page 2 April 26, 1972

Re: Item #12 (Cycle April - October 1972)

Storm Drains: (Cont'd)

Belair Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State Law. A grading permit is, therefore, measury for all grading, including the

Prainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or issuance of any grading and building permits.

Water:

Public water facilities are available to benefit this property.

Supplementary 'ire hydrants and improvements to the public system be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Bailding, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities are required to serve this property.

Public sanitary sewerage can be made available to serve thi property by conscructing a public sanitary sewer extension, approximately 700 feet in length from the Whitemarsh Sanitary Sewer Interceptor, shown on Brawing

Offsits rights-of-ways appear to be necessary for the provision of public severage facilities to this site. If so, a record plat or grading or building permits cannot be approved prior to acquisition of such rights-of-ways.

The Petitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing

Very truly yours, ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

(6)

END: EAM: OME: as

be strong evidence of mistake in the original zoning or in the comprehensive rezoning or else substantial change in conditions.

In the recent case of Valenzia vs. Zoning Board, 270 Md. 478 (Dec. 4, 1973), the Petitioner requested a reclassification from a B-1 classification (Light Commercial) to a B-2 classification (Heavy Commercial) of a 3/4 acre parcel of land in Howard County. A comprehensive zoning map had been adopted by Howard County in January, 1964, in which the subject property was left in its B-1 classification. In November, 1967, a parcel almost opposite the subject property was reclassified to M-2 (Heavy Industrial) as a result of a Petition filed with the then zoning authority, the Board of County Commissioners of Howard County. In its opinion allowing the change in classification for this latter parcel, the Board noted that there was no opposition to the reclassification and that a non-conforming use of long-standing was being carried on there.

In its opinion the Court of Appeals stated that:

"...there is a strong presumption of the correctness of original zoning and comprehensive rezoning and that to sustain a piecemeal change therefrom there must be produced strong evidence of mistake Mayor and Council of Rockville v. Henly 268, Md. 469, 302 A2d 45 (1973). ...we have said the burden of proof facing one seeking a zoning reclassification is quite onerous." Rockville, supra; Wells vs. Plerpont, 253 Md. 554, 253 A2d 749 (1969).

In regard to the rezoning of the property almost directly across the street from the subject property, the Court of Appeals stated that this would not necessitate the reclassification of the subject parcel, citing Montgomery County v. Pleasants, 266

-2-



M-NN Key Sheet 31 NE 22, 32 NE 22, 32 NE 23 Position Sheets NE 8 F Topo 71 Tax Map

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 2116
VAXXXXX
494-3648 -

April 11, 1972

To: Mr. S. Eric DiNenna, Zoning Commissioner

From: H. B. Staab - Industrial Development Commission

Re: ZAC Agenda - 4/4/72 Item 12 - Henry Raab, et al 8321 and 8323 Belair Road 1. 172 acres - 11th Election District Reclassification from D. R. 16 to B. R., variance to Section 238, 2 side yard

This office has reviewed the subject site and offers the following comments:

The extension of the adjacent B.R. zone to include the subject site appears to be a logical extension.

H. B. STAAB



COVAHEY & BOOZES

STERNEYS AT LAW

July 3, 1973

Ms. Stella Lowery Office of the Zoniny Commissioner for Baltimore County III West Chesapeake Avenue Towson, Md. 21204

> RE: Petition for Reclassification. Special Exception and Variance N and SE corners of Belair Road and Louisa Avenue ilth District Henry Raab et al Petitioners NO. 73-66- RXA (Item N .. 12) Appeal

Dear Mr. Lowers

Please be advised that I no longer represent Mr. Raab and Mr. Hartman.

Very truly yours.

F. Vernon Booter

cc: Mr. Henry Raab

FVB/pa

Md. 462, 295 A2d 216 (1972); Plant v. Board of County Commissioners for Prince George's County, 262 Md. 120, 277 A2d 77 (1971).

CHANGE IN CHARACTER OF NEIGHBORHOOD

In Montgomery v. Board of County Commissioners for Prince George's County, 256 Md. 597, 602, 261 A2d 447, 450 (1970), the Court of Appeals stated that in order to sustain an order granting a reclassification the Petitioner must show:

- "(a) What area reasonably constituted the 'neighborhood' of the subject property.
- (b) the changes which have occurred in that neighborhood since the comprehensive zoning, and
- (c) That these changes resulted in a change in the character of the neighborhood."

The Court stated that the availability of sewerage and water services does not result in a change in the character of the neighborhood in that these services are equal! important to resident; I as to commercial development. They also stated that road improvements do not contribute to a cahnge in the character of the neighborhood

In the case of Wright vs. McCubi , 260 Md. 11, 271 A2d 365 (1970), the Court of Appeals stated that:

> "...Even if there had been some significant evidence of substantial change in the character of the neighborhood it is established that change which would support a rezoning case does not compel it absent pro-bative evidence that no reasonable use can be made of the property in its current zoning classification."

In Heller v. Segner, 260 Md. 393, 399, 272 A2d 374, 377

(1971) The Court of Appeals stated that:

.. in some six cases at least in the last two years, we have held that intensification resulting in large population growth, of residential uses adjacent to or surrounding a residential property sought to be rezoned to commercial use will not of itself justify or support the commercial rezoning ... "

> PATRICIA S. GRAHAM 005 Baltimore Avenu Towson, Maryland 21204

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, and VARINCE N and SE Corners o Belair Road and Louisa Avenue - 11th District Henry Raab, et al -Petitioners NO. 73-66-RXA (Item No. 12)

· ZONING COMMISSIONER

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ORDER OF APPEAL

Please enter an appeal to the Baltimore County Board of Appeals on behalf of Joseph J. Gerst and Marie Garst from the Order of the Zoning Commissioner dated June 7, 1973 granting a Reclassification from a D.R. 16 Zone to a B.R. Zone of Parcel No. 2. said parcel being owned by Henry Raab and Lillian W. Raab.

PATRICIA S. GRAHAM, Attorney for Appellants 605 Baltimore Avenue Towson, Maryland 21204 296-8826



June 7, 1973

F. Vernon Booser, Esquire 614 Bosley Avenue Towson, Maryland 21204

RE: Petition for Reclassificat : Petition for Reclassification, Special Exception, and Variance N and SE Corners of Belair Road and Louisa Avenue - 11th District Henry Raab, et al - Petitioners NO. 73-55-RXA (Item No. 12)

Dear Mr. Booser:

I have this date passed my Order in the above captioned accordance with the attached.

Very truly yours, Sed Se S. ERIC DI NENNA

SED:ge

ce: Mrs. Patricia S. Grahar Attorney at Law 605 Baltimore Avenue Towson, Maryland 21204

STERNEY AT LAW

June 27, 1973

S. Eric DiNenna, Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Petition for Reclassification, Special Exception and Variance N and SE/Corners of Belair Road and Louisa Avenue - 11th District Henry Rab, et al - Petitioners No. 73-66-RXA (Item No. 12)



Dear Mr. DiNenna:

As attorney for Mr. Hillard Hartman, one of the property owners in the above noted matter, I wish to file an appeal to that part of your decision of June 7, 1973 as applies to Parcel No. 1. This pertains to reclassification of Adproperty from DR-16 to BR with a Special Exception of Advision of the Special in a commercial area, and variances as noted on the zontnap plot plan.

I would appreciate your forwarding all papers relating to said case to the Zoning Board of Appeals for further hearing. I have enclosed my check in the amount of \$70.00 to cover cost for filing said appeal.

Very truly yours, Robert J. Romadka

RJR/ds1





ROBERT J. ROMADKA SOS EASTERN BOULEVARD

November 12, 1973

MUSEUS 6-8274

John A. Slowik, Chairman County Board of Appeals County Office Building Towson, Maryland 21204

Re: Case No. 73-66-RXA Herry Raab, et al (Millard Hartman, et ux) NE Corner and SE Corner of Belair Rd. and Louisa Avenue-lith District

Alleged Zoning Violation - Millard Hartman No. 74-14-V, ZV-73-86

Dear Mr. Slowik:

I am in receipt of a letter Mrs. Graham forwarded to you concerning the above captioned cases in which she has requested that both matters be heard on the same date at the earliest possible time. Please be advised that during the first part of this week, I will be filing with the Office of Joning on behalf of the Petitioner, Millard Martman, a Petition for Special Exception for an office building on the subject property. The reason for our filing a Petition at this time is as a found to being unable to amend the Petition now under appeal affore your boundering.

The alleged zoning violation, which is also under appeal, is as a result of our using a portion of my client's property for his office use. Therefore, I am requesting that the Board generally continue the two appeals now pending for the purpose of allowing the Petitioner to have his Petition for Special Exception heard before the Zoning Commissioner. If the Petitioner is successful in having his Special Exception granted, then in that event, the two appeals now pending before the Board will become moot and will be withdrawn.

Please be assured that I will make every effort to have the Petition for Special Exception heard at the Zoning

Commissioner's earliest convenience.

I would, therefore, appreciate your generally continuing the pending cases for the reasons stated above.

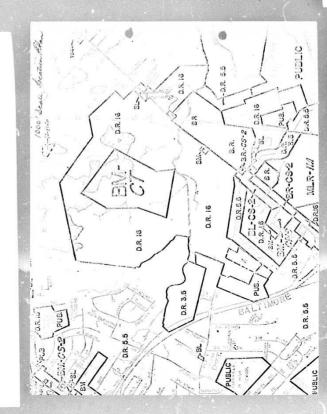
- 2 -

Very truly yours, Robert J. Romadka

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RJR/dsl cc: Mrs. Patricia S. Graham Attorney at Law

OKy Mister





Read Wisters 9: 45 4 101

OFFIC	CRIGINAL
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ESSEX, MD. 21221	September 18 - 19 72
HIS IS TO CERTIFY, that the am S. Eric Dinenna Zoning Commissioner of	
inserted in THE ESSEX TIMES	S, a weekly newspaper published i
imore County, Maryland, once a	week for one xxxxxxxxxx
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inserted in the issue dof Sept	ember 14, 1972.
STI	ROMBERG PUBLICATIONS, Inc
" P.T	7 74444

BALTIMORE COUNTY, MARYLAND

BALTIMORE (INTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 4, 1972 ACCOUNT -662

BALTIMORE COUNTY, M'RYLAND OFFICE OF FINANCE - REVENOU DIVISION MISCELLANEOUS CASH RECEIPT DATE May 3, 1972 ACCOUNT 01-662

BALTIMORE COUNTY, MARYLAI

DATE July 2, 1973 ACCOUNT 01-662

OFFICE OF FINANCE - REVENUE DIVISION

DATE July 20, 1973 ACCOUNT 01-662

Robert J. Romadka, Enguire
Cost of posting property of Henry Raab, et al, for an appeal "aving
NE and Sh. corners of Belair Road and Louisa Avenue 1th District
Case No. 73-66-RXA

Millard M. Har and S323 Belair Ed.
Baltimore, Ma. 21256
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Intherville, Md. 21093 Petition for Reclassification for Henry Reab

Cost of Filing an Appeal on Case No. 73-66-RAA

NE and SE/corners of Belair Road and Louisa Avenue

11th District
Henry Raab, et al Petition 3 7 U.O Orece

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OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

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CERTIFICATE OF PUBLICATION

appearing on the 1'th day of September

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Public Hearing: Room 100 Office Building, 111 W. Ch.	Ow sty
Avenue, Towners, Heryland.	(9)
By Order of R BRIC DISCRICA, South Commission Commissio	
Sept. 14. Baltimere Com	

BALTIMORE COUNTY, MARYLA D

DATE July 2, 1973 ACCOUNT 01-662

Mr. Joseph J. Graft, c/o Mrs. Patricia S. Graham Gost of Filing an Appeal and the Posting of Property on Case No. 73-66-RXA NE and SE/corners of Belair Road and Louisa Avenue 11th District

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 10883

	CERTIFICATE OF POSTING	
nia nia	ZONNIG DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland	#73-66-RXA.
114	Date of Prestin	ne Syt-14-22
Heary NY	Date of Protes Publick- 4-1922 C. Miss. S Saak- Lak-Colecur y Belair D	H. M
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PETITION	MAPPING			PROGRESS		SHEET				
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- TONGTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
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Granted by ZC, BA, GC, CA										
Roviewed by:					d Pla		or des	ripti	on	Yes
Previous case:			3	don 4						No

Posted by Mul X Kess

HONE 2413	BALTI ORE COUNTY, MARY AND	M. 74060
	OFFICE OF FINANCE	ATE 8/7/73
	Resonar Division COURT HOUSE TOWSON, MARYLAND 21204	
o:	County list Mm. Patricia S. Graham 635 Beltinone Avenue Touson, Md. 21304	
SIT TO	ACCOUNT NO. 91,712 RETURN THIS PORTION WITH YOUR RE	MITTANCE \$8.50
	DETACH ALONG PERFORATION AND REEP THIS PORTION FOR YOUR	
		RECORDS COST
	Copies of documents from File No. 73-64-DIA (25,50 per page Henry Reds, rt al (Milland Hartness, et c-) 11E comer and SE comer of Belair Read and Leutes Avenue 11th District	\$0.50
	Copies of documents from File No. 73-66-02/A @\$,50 per page Heavy Reds, rt et (Nilland Herisam, et c-) 11E comer and SE comer of Boleir Reed and Louise Avenue.	
	Copies of documents from File No. 73-66-02/A @\$,50 per page Heavy Reds, rt et (Nilland Herisam, et c-) 11E comer and SE comer of Boleir Reed and Louise Avenue.	

MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesepeeke Avenu Towson, Meryland 21204

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To:	TOWSON, MARYLAND 21204 County Borni of A (Zooling) 80% County	ppeals
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nam ta	Cost of copies of documents from Zoning File #70-66-00CA Sobi-Hartman NE cor. 4.55 cor. Solair Bood and Louiss Avenue 11th District	\$4.0
4.00.0	4.	

CERTIFICATE OF POSTING

Location of property. NE fear and SE Car Byfain All +

Location of Signer of Rosted 2 or James on 2 on

Petitioner Henry Saat et al (Harters it 14)

Location of property M. C. + SE Cours of Bulan Rd & Same on

Location of Signs I Soyne Regarded on S. C. Corner due of the 2 Lynn Rossenhood I Might of and office Then Me But

Posted by Muse H. Hess Date of return 2-14-24

MENT OF BALTIMORE COUNTY #73-66 . KXA

Date of Posting 2-2-24

Idensy Beach

73-66-RXA

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Remarks Boel ow.

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

